

## **AMENDING OFFICIAL ZONING MAP**

### **SOUTHEAST QUADRANT OF WEST FRIENDLY AVENUE AND FRIENDWAY ROAD**

**BE IT ORDAINED BY THE ZONING COMMISSION OF THE CITY OF GREENSBORO:**

Section 1. The Official Zoning Map is hereby amended by rezoning from RS-12 Residential Single Family to Conditional District – RM-18 Residential Multifamily (subject to those conditional uses with limitations as set forth in Sections 2, 3 and 4 of this ordinance) the area described as follows:

BEGINNING at a point in the southern right-of-way line of West Friendly Avenue, said point being the northwest corner of Melvin L. Hatcher, Jr. as recorded in Deed Book 3880, Page 979 in the Office of the Guilford County Register of Deeds; thence S01°06'38"W 191.51 feet to a point; thence S01°12'09"W 334.02 feet to a point; thence S78°15'34"W 203.60 feet to a point in the eastern right-of-way line of Friendway Road; thence along said eastern right-of-way line the following courses and distances: N00°57'04"E 145.75 feet to a point; thence N02°31'25"E 53.20 feet to a point; thence N04°53'43"E 56.25 feet to a point; thence N08°22'59"E 47.28 feet to a point; thence N11°10'37"E 38.17 feet to a point; thence N13°33'41"E 120.43 feet to a point; thence N15°02'27"E 134.63 feet to a point; thence N61°53'35"E 25.77 feet to a point in the southern right-of-way line of West Friendly Avenue; thence along said right-of-way line S72°33'04"E 105.14 feet to the point and place of BEGINNING as shown on "Friendway Road Townhomes Sketch Plan" prepared by Fleming Engineering, Inc. and dated 05-22-2006.

Section 2. That the rezoning of RS-12 Residential Single Family to Conditional District – RM-18 Residential Multifamily is hereby authorized subject to the following use limitations and conditions:

- 1) Uses limited to townhomes designed for sale.
- 2) The maximum number of townhomes shall be 27.

Section 3. This property will be perpetually bound to the uses authorized and subject to such conditions as imposed, unless subsequently changed or amended as provided for in Chapter 30 of the Greensboro Code of Ordinances. Final plans for any development shall be submitted to the Technical Review Committee for approval.

Section 4. Any violations or failure to accept any conditions and use limitations imposed herein shall be subject to the remedies provided in Chapter 30 of the Greensboro Code of Ordinances.

Section 5. This ordinance shall be effective on July 21, 2006.